

Before the Board of Zoning Adjustment, D. C.

Public Hearing -- December 16, 1964

Appeal No. 8027 International Institute of Interior Design, appellant.

Zoning Administrator, District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Harps and Mr. Davis dissenting, the following order was entered on February 9, 1965:

ORDERED:

That the appeal of International Institute of Interior Design to establish private school of interior design at 2225 R Street, N.W., lots 810, and 812, square 2516, be denied.

From the record and evidence adduced at the hearing, the Board finds the following facts:

(1) This is the identical use considered in Appeal #7675 heard May 15, 1964 and denied on June 2, 1964 and the record of said hearing is incorporated herein by reference.

(2) Appellant's lots have a frontage of 75 feet on R Street and a depth of 97.5 feet. The lots contain an area of 7,313 square feet.

(3) This property is improved with a four story and basement building. The first floor has an office, art gallery, student lounge and storeroom; the second floor as lecture and studio class rooms and supply room; the third floor has residence of the President and the basement has many small storage rooms.

(4) Attendance at this school is all adult there being between 100 to 150 students with not over 45 at any one time. Hours of classes will be from 9:00 a. m. to 3:00 p. m. and from 6:30 p. m. to 9:30 p. m.

(5) This property is zoned R-3 and is located in the heart of a surrounding R-3 District, the principal use permitted therein being single-family row dwellings.

(6) The property contains a side yard which will be designed to provide parking spaces for six cars.

(7) The purpose of the school is to train Designers and Decorators in a course that adequately fits them for a fast growing profession requiring more and more technical as well as cultural education. The profession of Interior Design is similar to and allied to Architecture. The architect designs and builds the exterior of the building; the interior designer designs and builds the interior.

(8) At the December 16, 1964 hearing, the appellant submitted testimony and exhibits related to the existing land use in the neighborhood.

(9) The subject school has been established in violation of the Order of June 2, 1964.

(10) There was no objection to the granting of this appeal registered at the hearing.

OPINION:

We are of the opinion that the location of this school in this residential district will, by reason of the number of students in attendance with day and night classes, tend to have an adverse impact on the surrounding residential district. We are further of the opinion that the conversion of the side yard or the front yard into a parking compound would tend to become objectionable and have adverse impact upon the value and stability of other property on the street.

In view of the facts, we are of the opinion that a use of this magnitude in this residential area will not be in harmony with the general purpose and intent of the Zoning Regulations and Map and will tend to adversely affect the use of neighboring property in accordance with said Zoning Regulations and Map.

The additional facts presented at the December 16, 1964 hearing are deemed to be insufficient to support reversal of the Board's previous Order, and in fact, appellant's exhibit #5 is deceptive and graphically misleading in presentation by the use of the same colors to depict both conforming and nonconforming uses.